

INFORMATION REPORT INFORMATION REPORT

CENTRAL INTELLIGENCE AGENCY

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[REDACTED] Comment. Although the plans for the proposed Overseas Chinese New Village in the suburbs of Canton are probably copies of the actual plans prepared by an architect for the Committee on the Planning of Construction, they were accompanied by promotional sales talk aimed at getting Overseas Chinese to invest capital in the village as a real estate development. As the result of attending a meeting of the Overseas Chinese Committee of Canton, the daughter who wrote the letter to her father overseas was thoroughly indoctrinated with the idea of enthusiastically urging her father to invest in the village. The inspiration for the propaganda was doubtless Chinese Communist officialdom. The targets of the propaganda are probably the overseas Chinese themselves and their money.

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1. The translation of a letter written to an overseas Chinese by his daughter from Canton [REDACTED] follows:
 - a. When I sent in my application to apply for an exit permit for Hong Kong in order to get a Hong Kong identification for getting foreign exchange, it was turned down again. I went to ask the officials in charge why they turned me down. They said that at present, Hong Kong identification cards had no value in getting foreign exchange because all overseas Chinese can remit money into the China mainland without difficulty. The United States Government has a regulation to bar foreign exchange to China, but it is only a regulation and is never carried out. Please send me the foreign exchange regulation by your next letter and tell me if the regulation is really in practice.
 - b. Recently, the Overseas Chinese Committee of Canton called the first meeting of Representatives of Returned Overseas Chinese Families. I was gloriously selected to participate in the meeting. The object of this meeting was to introduce plans for the construction of an Overseas Chinese New Village in the suburbs of Canton. I have enclosed a description and a plan of this village in this letter for you to read. I hope that you will also participate in this construction. At present, the registration of names of the people who will

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build this village has started. Many overseas Chinese abroad have sent letters to the Committee on the Planning of Construction of the Overseas Chinese New Village in Canton. The letters are for their registration as participants. There are several advantages in participating in this project. First, it will show your patriotism to your fatherland and your willingness to help the construction of the fatherland. Second, it can solve the housing problem. It will lighten the worries of renting houses and save lots of rent to be paid. When you come back to one of the five largest cities in China, you will have a house ready to live in. How happy and fortunate for our family.

- c. You can either build a house yourself or ask the planning committee to build it for you. Either way is welcome. The Government will allot a large sum to build many houses there to be sold to overseas Chinese. You can buy the whole house or only a flat. There will be a school in the village, a place for community assembly, and convenient transportation. It was announced that construction will be started by 1955.
 - d. Please forgive me because I don't have any more time to write, and please reply to me about the participation in the construction of the Overseas Chinese New Village.
2. A description of the Overseas Chinese New Village addressed to overseas Chinese and those in Hong Kong and Macao and inviting them to participate in the construction lists the following ten advantages:
- a. Good environment - the best scenic residential district of the future.
 - b. No charge on land - long-term rental, garden lot provided.
 - c. Three years free from property tax.
 - d. Great economy - construction and architectural fee to be arranged by the Planning Committee in unified system.
 - e. Authentic returned overseas Chinese community residential area - convenient for friends and relatives to call.
 - f. School to be established for children of overseas Chinese.
 - g. Community facilities to be provided - recreation places for after-work hours.
 - h. Instalment plan - easy payment, quick construction.
 - i. The government to take special care of overseas Chinese - protection of the property rights and protection on collecting rent.
 - j. Participation in this new village construction showing love toward the fatherland.
3. Construction expenses for each square meter will be about JMP's ¥1,200,000 (private garden arrangement will be furnished by owner). Houses will be constructed of reinforced concrete.
- a. List of prices for private houses:

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FLAT WITH PARTITION (number of rooms will be increased in double with double-flat)

CLASSES	House Construction Area	Private Garden Area	BED ROOM	LIVING ROOM	DINING ROOM	LAVATORY	STUDY	SERVANT'S QUARTERS	TERRACE	KITCHEN	STAIRS	DOORWAY	Price at JMP (Billion)		Price at U.S. (\$) Currency	
													ONE-STOREY	TWO-STOREY	ONE-STOREY	TWO-STOREY
A	200 sq. meters (18 ching)	200 sq. meters	4	1	1	2	1	1	1	1	2	2	2.4	4.8	10,200	20,400
B	150 sq. meters (13½ ching)	150 sq. meters	3	1	1	1		1	1	1	1	2	1.8	3.6	7,700	15,400
C1	104 sq. meters (9.4 ching)	104 sq. meters	2	1		1		1	2	1	1	2	1.25	2.5	5,330	10,660
C2	92 sq. meters (8.3 ching)	92 sq. meters	3	1	1	1		1	2	1	1	1	1.1	2.2	4,700	9,400
D1	90 sq. meters (7.2 ching)	80 sq. meters	2	1	1	1			1	1	1	1	0.96	1.92	4,100	8,200
<u>HOUSE WITH PARTITION</u> (number of rooms will be increased in double with two flats)																
D2	70 sq. meters (6.3 ching)	70 sq. meters	3	1	1	2	1	2		1	1	2		1.68		7,160
D3	60 sq. meters (5.4 ching)	60 sq. meters	2	1		2		1		1	1	2		1.44		6,160

b. List of prices for community apartments:

- (1) Community apartments are to be of two types, the first costing JMP's ¥100,000,000 and the second costing JMP's ¥70,000,000.
- (2) The unit arrangement will be a two-bedroom apartment, with living room, servant's quarters, kitchen, lavatory and installation of piping and wiring. All houses will face south and will have sufficient light and air. They will be cool in the summer and warm in the winter.

4. Details of the plan provide the following information.

- a. The construction site of the village is located in the center of a scenic area. It is near Yutzukeng (3769/1311/1511) and Hsienkokeng (9165/3011/1511) and southwest of Kuanghuakeng (7806/5365/1551). Not far away at the west side of the site is Yueh-shiu (6390/4423) park and the Sun Yet Sen memorial hall. At the east of the site is Hunghuakeng (4767/5363/1511). The location is only about two kilometers from the heart of Canton and has convenient transportation. A small market will be established in the village. A cultural center, athletic grounds, badminton courts, tennis courts, fountains, a public square, a medical clinic, a movie theatre, and other public welfare centers also will be established. Three hundred buildings can be constructed

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at the site. The total area of the site is over 200,000 square meters (about 18,000 ching).

- b. The land to be used for the construction of the village is leased from the Government on a long-term lease. New houses will be exempt from land rental and property taxes for three years. After three years, land rent will be collected according to the value of the land at .5 per cent per year. The plan will save the house owners land-purchasing money. Participation will be profitable. Building lots will be allotted by the New Village Planning and Construction Committee. In order to economize on land, all houses will have at least two stories. Several owners or families can join together to build one two-storey house. The Government will protect the right of private property and the rent collecting of the owners. Houses of the village can be purchased or sold among the overseas Chinese and their families.
- c. The design of this new village will be made by engineering technicians who will be appointed by the Planning and Construction Committee. Participants in the plan may supply blueprints. Design expenses will be minimized. Buildings can be designed as community apartments or independent private houses. Houses will be designed according to the demand of the owners. All buildings will be constructed of reinforced concrete. The construction fee will be about JMP's Y1,200,000 per square meter, including piping and wiring of the building. Two-storey or three-storey building construction fees will be increased in proportion. The construction of this new village will be started in the year of 1955 and will be completed in three or six months. The Planning and Construction Committee can undertake the construction of the buildings or the individual can build it himself. The Office of the Planning and Construction Committee is located at No. 28, Hsiao (6007/1029).
- d. Private residential building areas are to be 200 square meters, 150 square meters, 100 square meters, and 60 to 80 square meters. Anyone who wants a larger house and a larger area can be accommodated. A lot with the area equal to that of the building area will be provided for a private garden. Every flat in the building has partitions for a living room, a bedroom, a kitchen, a study, a lavatory, and a terrace. Partitions can be arranged at the time of the owner's registration.
- e. A deposit of 20 percent of the construction fee to the Planning and Construction Committee or to the bank will be paid by the person wanting to have a house built. Then he can get his land or select his site. This deposit will collect interest up to the time actual construction is started. For those who want to have their houses built by the committee, the full amount of the construction fee must be paid to the bank 15 days before the construction actually begins.¹ Anyone who pays his construction fee in advance will also receive interest for the sum. Interest will be paid to him up to the time construction actually is started. If you want to register, please submit your name, your native place, address, and state what kind of house you want. (How large, how many stories, and what type of house?). When do you want it to be completed? When are you going to put your money into the bank? How much deposit do you wish to pay? Is there any friend or relative who can represent you in this matter? Registration and payment can be made at the Planning and Construction Committee of the Overseas Chinese New Village or appointed banks of the Committee.
- f. The Planning Committee of the Overseas Chinese Elementary School has decided to establish an elementary school in the new village to accommodate children of overseas Chinese families. To participate in this project not only provides all kinds of advantages but also shows patriotism. Here is the port for the overseas Chinese coming home or going abroad. In the future, when other overseas Chinese come for a sightseeing at Huanghuakeng (7806/5363/1551), this new village will also be visited. To participate in this project is advantageous in every way. Payment will be received by any bank transfers to the Planning and Construction Committee of the

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Overseas Chinese New Village.

5. Photocopies of the original letter and the attachments have been deposited with the CIA Graphics Register. The photocopies include plan number 1, and plan number 2 for houses in the Overseas Chinese New Village.
 - a. Plan number 1 is for a class A house, described as follows:
 - (1) 200 square meters (approximately 2,000 square feet) of construction area, facing south.
 - (2) Floor plans of the first floor and second floor are the same. They are beautifully designed to provide you with sufficient light.
 - (3) Two families can share one house (approximately JMP's ¥480,000,000 per house).
 - b. Plan number 2 covers a class C house, described as follows:
 - (1) 104 square meters (approximately 1,040 square feet) of construction area, beautifully designed to provide you with sufficient light.
 - (2) Two families can share the two stories (approximately JMP's ¥250,000,000 per house).
 - c. Plan number 2 also covers a class D house, described as follows:
 - (1) 70 square meters (approximately 700 square feet) of construction area.
 - (2) Ground floor is provided with living room, dining room, study, bath room and W.C.
 - (3) The second floor is provided with three bedrooms, a lavatory, and terrace.
 - (4) Compact and low-priced (approximately JMP's ¥168,000,000 per house).

1. Comment. Subparagraph h of the 10 advantages states the existence of an "installment plan - easy payment, quick construction." However, item e of the Description of the Overseas Chinese New Village states that a deposit of 20 percent of the construction fee will be paid to the Committee or to the bank by those who want to have a house built. Those who want to have their house built by the committee must pay the full amount of the construction fee 15 days before construction starts.

Copies of the photographs described above are available from CIA Graphics Register.

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